

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 9500 ALICE MAE LANE FROM COMMUNITY
3 COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT
4 TO COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY
5 (GR-MU-CO) COMBINING DISTRICT.
6

7 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:
8

9 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
10 change the base district from community commercial-conditional overlay (GR-CO)
11 combining district to community commercial-mixed use-conditional overlay (GR-MU-CO)
12 combining district on the property described in Zoning Case No. C14-2015-0007, on file at
13 the Planning and Development Review Department, as follows:
14

15 8.179 acre tract of land, more or less, out of Lot 2, Block A, of the Resubdivision
16 of Lot 28, Block A, Southpark Meadows Subdivision the tract of land being more
17 particularly described by metes and bounds in Exhibit "A" incorporated into this
18 ordinance (the "Property"),
19

20 locally known as 9500 Alice Mae Lane in the City of Austin, Travis County, Texas, and
21 generally identified in the map attached as Exhibit "B".
22

23 **PART 2.** The Property within the boundaries of the conditional overlay combining district
24 established by this ordinance is subject to the following conditions:
25

- 26 A. Development of the Property may not exceed 166 residential units.
27
28 B. Development of the Property may not exceed 20.296 residential units per acre.
29
30 C. The following uses are not permitted uses of the Property:
31

Alternative financial services
Automotive sales
Exterminating services
Pawn shop services
Drop-off recycling collection
facility

Bail bond services
Service station
Funeral services
Residential treatment

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district, the mixed use combining district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on _____, 2015.

PASSED AND APPROVED

_____ , 2015

Steve Adler
Mayor

APPROVED: _____ **ATTEST:** _____

Anne L. Morgan Jannette S. Goodall
Interim City Attorney City Clerk

ZONING

DESCRIPTION OF A 8.179 ACRE PARCEL OF LAND, BEING A PART OF LOT 2, BLOCK A, OF THE RESUBDIVISION OF LOT 28, BLOCK A, SOUTHPARK MEADOWS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 201400271, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT 2 BEING A PART OF THOSE TRACTS OF LAND CONVEYED TO SP MEADOWS WEST, LTD, IN A DEED OF RECORD IN DOCUMENT NO. 2006233461, OF SAID OFFICIAL PUBLIC RECORDS; SAID 8.179 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a point in the east right-of-way line of S. 1st Street for the common westerly corner of said Lot 2, Block A, Resubdivision of Lot 28 and Lot 2, Block A, Resubdivision of Lot 27, Block A, SOUTHPARK MEADOWS SUBDIVISION, according to the map or plat thereof recorded in Document No. 200900090, of said Official Public Records;

THENCE, North 09°16'59" West, with said east right-of-way line and west line of said Lot 2, Block A, Resubdivision of Lot 28, a distance of 15.00 feet to a point;

THENCE, departing said east right-of-way line and said west line of Lot 2, Block A, Resubdivision of Lot 28, over and across said Lot 2, Block A, Resubdivision of Lot 28, the following five (5) courses and distances:

1. North 80°10'12" East, a distance of 191.38 feet to a point at the beginning of a curve to the right;
2. With said curve to the right, having a radius of 1488.50 feet, an arc length of 711.27 feet, a delta angle of 27°22'42", and a chord which bears South 86°08'27" East a distance of 704.52 feet to a point at the end of said curve;
3. South 72°27'06" East, a distance of 317.55 feet to a point;
4. North 17°32'54" East, a distance of 920.09 feet to a point;
5. South 72°27'06" East, a distance of 292.48 feet to a point in a curve in the common line of said Lot 2, Block A, Resubdivision of Lot 28, and Lot 2, Block A, Resubdivision of Lot 29, Block A, SOUTHPARK MEADOWS SUBDIVISION, according to the map or plat thereof recorded in Document No. 201400018, of said Official Public Records;

THENCE, with the common line of said Lot 2, Block A, Resubdivision of Lot 28 and said Lot 2, Block A, Resubdivision of Lot 29, and Lots 23 and 26, Block A, SOUTHPARK MEADOWS SUBDIVISION, according to the map or plat thereof recorded in Document No. 200600268, of said Official Public Records and said Lot 2, Block A, Resubdivision of Lot 27, the following eleven (11) courses and distances:

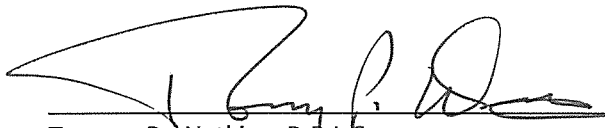
1. With said non-tangent curve to the left, having a radius of 373.84 feet, an arc length of 83.81 feet, a delta angle of 12°50'43", and a chord which bears South 01°54'06" West a distance of 83.64 feet to a point at the beginning of a reverse curve;

2. With said non-tangent curve to the right, having a radius of 300.00 feet, an arc length of 115.50 feet, a delta angle of $22^{\circ}03'35''$, and a chord which bears South $06^{\circ}31'07''$ West a distance of 114.79 feet to a point at the end of said curve;
3. South $17^{\circ}32'54''$ West, a distance of 296.73 feet to a point at the beginning of a curve to the left;
4. With said curve to the left, having a radius of 355.00 feet, an arc length of 195.37 feet, a delta angle of $31^{\circ}31'57''$, and a chord which bears South $01^{\circ}46'56''$ West a distance of 192.92 feet to a point at the beginning of a reverse curve;
5. With said curve to the right, having a radius of 300.00 feet, an arc length of 163.70 feet, a delta angle of $31^{\circ}15'51''$, and a chord which bears South $01^{\circ}38'54''$ West a distance of 161.68 feet to a point at the end of said curve;
6. South $17^{\circ}16'49''$ West, a distance of 108.50 feet to a point;
7. North $72^{\circ}26'51''$ West, a distance of 111.53 feet to a point;
8. North $17^{\circ}16'49''$ East, a distance of 4.49 feet to a point;
9. North $72^{\circ}27'06''$ West, a distance of 640.22 feet to a point at the beginning of a curve to the left;
10. With said curve to the left, having a radius of 1473.50 feet, an arc length of 704.10 feet, a delta angle of $27^{\circ}22'42''$, and a chord which bears North $86^{\circ}08'27''$ West a distance of 697.42 feet to a point at the end of said curve;
11. South $80^{\circ}10'12''$ West, a distance of 191.53 feet to the POINT OF BEGINNING containing 8.179 acres of land within these metes and bounds.

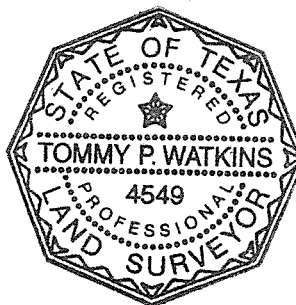
Reference is herein made to the exhibit of this parcel accompanying this description.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Bearing Basis: Resubdivision of Lot 28, Block A, SOUTHPARK MEADOWS SUBDIVISION
CUNNINGHAM-ALLEN, INC.


Tommy P. Watkins, R.P.L.S.
Texas Registration No. 4549
3103 Bee Caves Rd., Ste. 202
Austin, TX 78746
512.327.2946

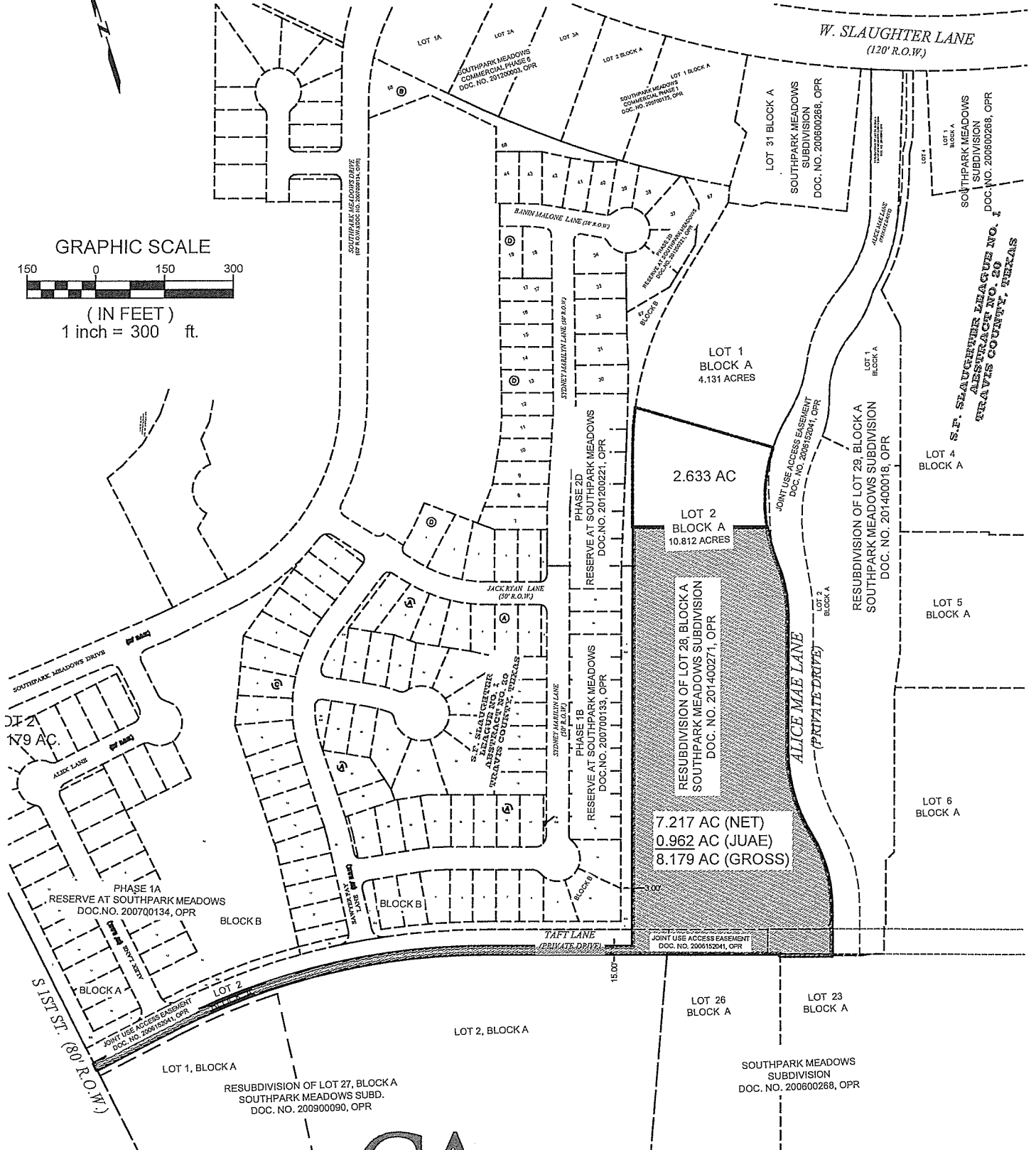
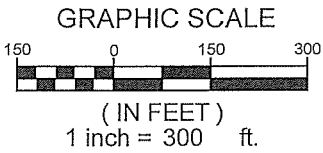
01/09/2015
Date



REFERENCES

TCAD #: 850371
AUSTIN GRID #: F13

EXHIBIT ZONING SHEET 1 OF 1



CA
Cunningham|Allen
Engineers • Surveyors
FIRM REG: TBPE F-284; TBPLS 10000900

3103 Bee Cave Road
Suite 202
Austin, Texas 78746
Tel.: (512) 327-2946
Fax: (512) 327-2973

REFERENCE IS HEREON MADE TO THE
METES AND BOUNDS DESCRIPTION OF THIS
PARCEL ACCOMPANYING THIS EXHIBIT.

CLIENT:
DATE: CREW:

OFFICE:
F.B.:

PROJ #: 616.0101
FILE NAME:

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